



GEOMAP

development consulting
project management

Attachment to 9-17-13
email from Brunini

GEOMAP STATEMENT OF GENERAL QUALIFICATIONS

site planning phase

- prepare site plan sketches
- owner to decide on product desired
- prepared final base site plan to be used for preliminary engineering design

design/permitting phase

- obtain construction plan proposals from civil engineers
- prepare preliminary rough grading design
- prepare preliminary utility layout
- prepare preliminary utility design
- coordinate preliminary designs with civil engineers – expedite plan preparation, review final design plans
- coordinate with power company to obtain final design and developer agreement
- coordinate with utility companies as necessary for fiber/wifi service
- coordinate street light design with electrical engineer
- coordinate with city, state, engineers, etc. as necessary to obtain construction permits
- review design consultant invoices for owner approval, obtain lien waivers

contract/budgeting phase

- prepare quantity takeoffs
- prepare preliminary opinion of construction cost
- prepare bid package and bid forms with unit quantities
- interview contractors/select contractors to bid the project
- process bids received, prepare bid analysis, detailed opinion of construction cost
- assist owner in contractor selections
- prepared construction contract(s) for owner approval
- research materials/suppliers obtain materials (other than contractor obtained)

construction phase

- manage day-to-day construction progress, scheduling, construction meetings, inspections, etc.
- manage owner's field superintendent
- review construction pay applications, invoices for owner approval
- review change orders for owner approval
- prepare draw requests – present to owner for payment on monthly basis
- prepare paid to date analysis, budgets as necessary
- coordinate state food & lodging inspections, health dept. approvals
- prepare final punch lists, expedite contractor completion
- obtain final certification letters from underground/electrical contractors
- schedule underground facility pressure testing with engineers
- schedule water quality testing with contractor/lab
- schedule soils compaction testing with geotechnical engineers
- coordinate/expedite as-builts, final project close-out with engineers

other/misc.

- assist owner/owner's superintendent with vertical design implementation and construction
- prepared exhibits for construction phasing, marketing, etc. as needed



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GEOMAP – PROFESSIONAL SERVICES

Geomap, LLC (formerly Geodimensions, Inc.) is owned and operated by Kyle Brock. Mr. Brock has been providing his expertise as a consulting civil engineer and land surveyor in Arizona for over 25 years. It wasn't long after graduation from college at Northern Arizona University in 1984 when Mr. Brock realized that providing engineering designs on paper to obtain approvals and permits for construction is only a small portion of the services an engineering consultant should provide. Although project approvals and permitting is a necessary and important process, the truth is that practically any private development civil engineer can provide this service. **The largest asset an engineering consultant can provide is the ability to create value in the land.** Mr. Brock's success has been gained by doing exactly that....creating value in his clients property through feasibility analysis, careful planning, and detailed value engineering from the initial dream through final construction. Creating value in a raw piece of land can only be accomplished if the consultant not only has the design ability to provide the technical details involved, but also understands there is a larger picture. **The big picture starts with the developer's initial dream, and the consultant's role is to help shape the dream into a realistic and eventually valuable land asset.** All too often, an engineering firm's goal becomes dragging in a large enough volume of projects to feed a staff of technicians in order to meet and hopefully exceed overhead and expenses. Yet, optimum results can only be obtained when the consultant understands that the developer's goal should be the target, not the consultant's goal.

When it comes to private development planning, engineering and surveying, Mr. Brock has been involved in virtually every aspect. He has worked in the trenches as a draftsman, surveyor, designer, project engineer, and project manager. He has managed engineering and surveying departments for medium sized and large firms. Starting in 1995, he served as President and owner of his own company, GeoDimensions, Inc., providing the same services and employing and managing up to 35 people under his own roof.

Over the past several years, Mr. Brock has made a shift to spending less time with his company's personnel and business volume needs, and has chosen to devote his time to his client's project needs. At the start of 2008, Mr. Brock formed Geomap, so that he can be selective with the projects he undertakes and not reliant on others to do his job, but rather, to have the time to provide his services and expertise on a personal basis, communicating directly with his clients.

Generally, the types of projects Mr. Brock has specialized in over the years are master planned communities, subdivisions, large lot subdivisions, resorts, office parks, industrial parks, and commercial retail projects throughout Arizona.

CIVIL ENGINEERING

Grading
Storm Drainage
Infrastructure/Streets
Water
Sewer
Dry Utility Coordination
SWPPP

DRAINAGE

Master Drainage
Hydrologic Modeling
Hydraulic Modeling
404 Permitting
Floodplain Analysis
Scour Protection
Erosion Protection

LAND PLANNING

Feasibility Evaluation
Concept Design
Site Planning
Constraint Analysis
Preliminary Plats
Rezoning
Cost Analysis

LAND SURVEYING

Aerial Mapping Control
Boundary Surveys
Topographic Surveys
ALTA Surveys
Construction Staking
Final Plats
Legal Descriptions

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EDUCATION

*Bachelor of Science, Engineering Technology
Major in Civil Engineering, Northern Arizona University*

PROFESSIONAL REGISTRATION

*Professional Engineer – Arizona #26170
Registered Land Surveyor – Arizona #21757*

PROFESSIONAL HISTORY

Geomap, LLC – Arizona

December 2007 – Present: Sole owner and director of land development consulting firm for private development clients. Provide consulting civil engineering and land surveying services to Arizona land development clients. Provide development consulting services, project administration, project management, and construction management services for private land development clients in Arizona and North Dakota.

GeoDimensions, Inc. – Arizona

April 1995 – December 2007: President and 50% owner of private development land planning, engineering, and surveying company. Act as Principal-In- Charge of all aspects of company. Staff up to 35 people. Responsible for all aspects of firm from administration to engineering and surveying operations. Obtain and provide services for private development clients.

March 1993 – April 1995: Vice President in charge of all operations in Arizona office. Staff up to 20 people. Responsible for engineering and surveying project management, personnel management, business development, administration. Private development clients.

GeoDimensions, Inc. – Washington

February 1992 – March 1993: Started as engineering project manager. Promoted to survey manager but continued to assume duties of engineering project manager. Promoted to Director of Engineering and Surveying responsible for staff up to 25 people. Responsible for engineering and surveying project management, personnel management, business development, administration. Private development clients.

Lyon-Brock, Inc. – Washington

January 1990 – February 1992: Vice President and partial owner and director of land planning, civil engineering, land surveying, and project management firm. Act as sole administrator, project manager, personnel manager, survey manager, and office manager. Staff up to 13 people. Obtain and provide services for private development clients.

Lyon Engineering, Inc. – Arizona

April 1986 – January 1990: Started as Project Engineer responsible for design, drafting and coordination of commercial, industrial, residential, and public works projects. Promoted to Project Manager responsible for portion of staff to complete multiple engineering and surveying projects. Promoted to Vice President responsible for company policy, all personnel, all projects, client contracts and business development. Supervised staff of 40 people.

Keogh Engineering, Inc. – Arizona

July 1984 – April 1986: Started as draftsman for engineering and surveying projects. Promoted to engineering designer in charge of design, drafting, and coordination of multiple projects at one time.